

BILL NO. Z-70-07-17

ZONING MAP ORDINANCE NO. Z-126-70

AN ORDINANCE amending the City of Fort Wayne  
Zoning Map Nos. GG-1 and GG-3.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. That the area described as follows is hereby  
designated a B-1-A District under the terms of Chapter 36,  
Municipal Code of the City of Fort Wayne, Indiana, 1946, as  
amended by General Ordinance No. 2836 and amendments thereto;  
and the symbols on the City of Fort Wayne Zoning Map Nos. GG-1  
and GG-3 referred to therein, established by Section 9, Article  
III of said Chapter as amended, are hereby changed accordingly,  
to-wit:

The North 317.1 feet, except highway,  
of Lot Number 10, Edsall's Subdivision,  
LaGro Reserve, Wayne Township, Allen  
County, Indiana.

SECTION 2. This Ordinance shall be in full force and  
effect from and after its passage, approval by the Mayor, and  
legal publication thereof.



APPROVED AS TO FORM  
AND LEGALITY,

ATTORNEY

Read the first time in full and on motion by D. Ronseaver seconded by Robinson and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City Hall, Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_ 196\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.

Date: 7-14-70

Fred H. Bonahoom  
City Clerk

Read the third time in full and on motion by Dunifon seconded by Adams and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES	NAYS	ABSTAINED	ABSENT	to-wit:
<u>9</u>	<u>0</u>			
Adams	<u>✓</u>			
Dunifon	<u>✓</u>			
Fay	<u>✓</u>			
Geake	<u>✓</u>			
Nuckols	<u>✓</u>			
Robinson	<u>✓</u>			
Rousseau	<u>✓</u>			
Steigerwald	<u>✓</u>			
Tipton	<u>✓</u>			

Date 11-10-70

Fred H. Bonahoom  
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. 2-126-70 on the 10<sup>th</sup> day of November, 19670.

ATTEST.

(SEAL)

Fred H. Bonahoom  
City Clerk

Herbert S. Taylor  
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12<sup>th</sup> day of November, 19670 at the hour of 8:30 o'clock A.M., E.S.T.

Fred H. Bonahoom  
City Clerk

Approved and signed by me this 12<sup>th</sup> day of November, 19670, at the hour of 1:50 o'clock P.M., E.S.T.

Harold S. Zeis  
Mayor

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 14, 1970, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-70-07-17; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on August 17, 1970;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held August 24, 1970.

Certified and signed this  
28th day of August, 1970.

*Mary Ann Haynie*

Mary Ann Haynie  
Secretary

~~Hold~~ tell  
~~10-73~~  
~~7-10-73~~

Bill No. Z-70-07-17

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance amending the City of Fort Wayne Zoning Map Nos. GG-1 and GG-3,

have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance Sho PASS. 153

JACK K. DUNIFON, Chairman

EDWIN J. ROUSSEAU, Vice-Chairman

THOMAS G. ADAMS

WILLIAM K. GEAKE

PHIL. A. STEIGERWA

~~Jack P. Dunphy~~  
~~Sam Lanyay~~  
~~Two years Red Aces~~  
~~J. P. J. Jake~~  
~~John Fitzgerald~~

**CONCURRED IN**

DATE 11-10-70 FUAD G. BONAHOOM, CITY CLERK

## RECEIPT

No. 16

GENERAL FUND

FT. WAYNE, IND.

June 22 1970

RECEIVED FROM

Luellia L. Khoads \$ 25.00

THE SUM OF

Twenty-five and 00/100 DOLLARS

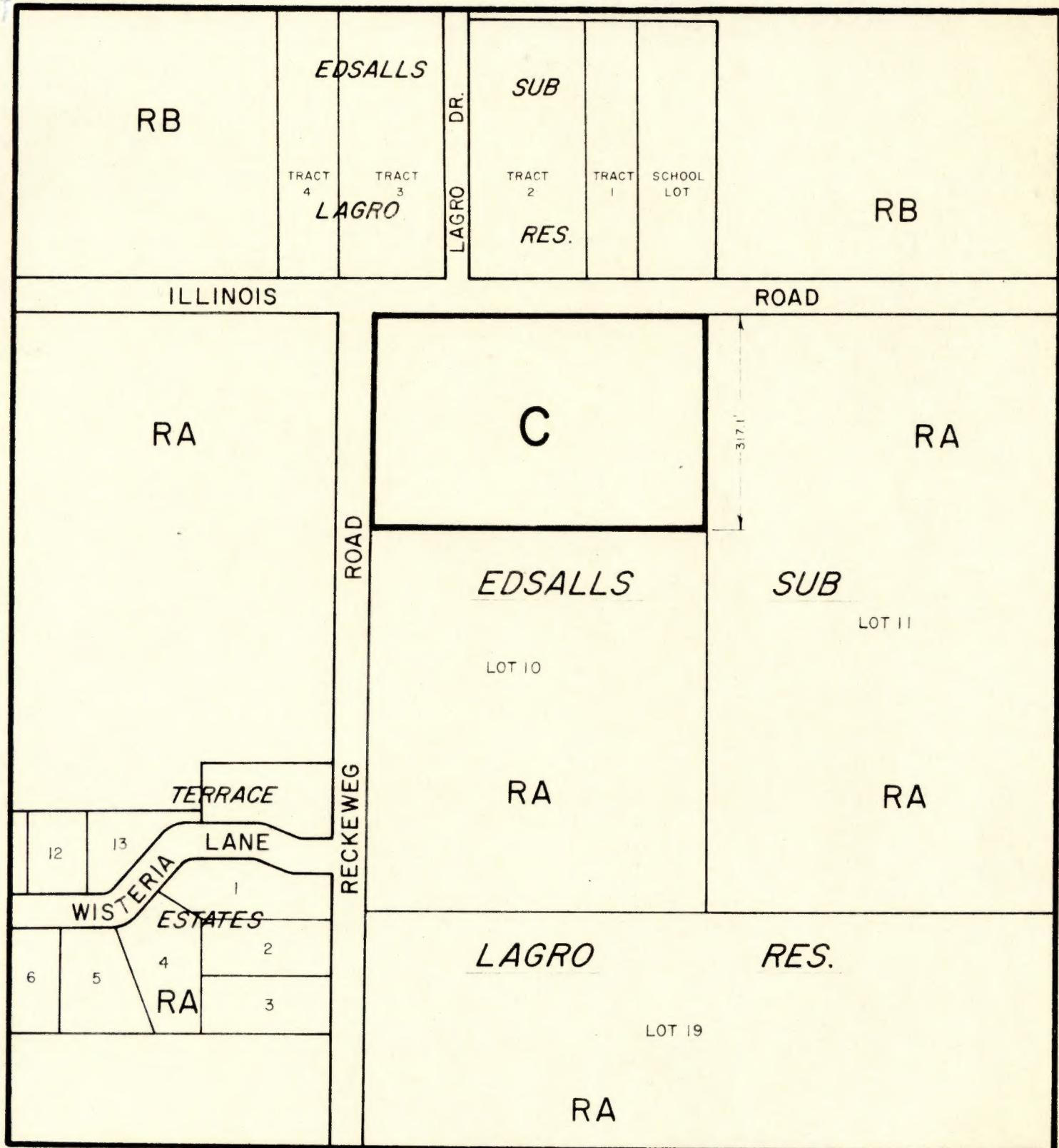
100

ON ACCOUNT OF

Ref to report 317.1 ft except  
lot #10 Edsall's sub La Grange  
Wayne Town - Allen County

Patricia L. Carl

AUTHORIZED SIGNATURE



**C—CHANGE FROM RA TO BIA**

2-70-07-17

N  
I

PETITION TO REZONE

We, the undersigned, being the owners of more than fifty-one (51) percent of the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an ordinance to reclassify from z/an RA District to a/~~xx~~ B 1 A District, the real estate described as follows, to-wit:

The North 317.1 feet, except highway, of Lot Number 10, Edsall's Subdivision, LaGro Reserve, Wayne Township, Allen County, Indiana

FF1 G61  
G62  
G63

Luella L. Rhoads

By: David Peebles

David Peebles, her attorney

August 10, 1970

We, the undersigned, as Property Owners and Residents, adjacent to, or near the following property, do hereby remonstrate against the rezoning of the North 317.1 feet of Lot 10 in Edsall's Subdivision of Lagro Reserve located at the southeast corner of Illinois and Reckeweg Roads.

This property is located entirely within residential family dwellings, and the following are reasons against rezoning of the above named property:

1. Overload of traffic in the area.
2. Lowering of residential property value.
3. Early business hours in a residential district (5 A.M. to 8 P.M.).
4. Heavy equipment and vehicles would be needed in this operation.
5. Rezoning would permit other business to follow, and would set a precedent for further rezoning to commercial business.
6. Would create traffic hazard.

PROPERTY OWNERADDRESSTELEPHONE

Mr & Mrs Freddie Jacko	4605 Illinois Rd	
Mr & Mrs Vernon Jenkins	4601 Illinois Rd.	432-9084
Rudolph Kressman	1514 Reckeweg	432-1893
Frank L. L. + wife	1514 Reckeweg	432-1893
1195 C. Noland Meyer	1611 Reckeweg	432-1880
George R. Ord	1636 Reckeweg	432-1820
Oriel Schumann	1710 Reckeweg Rd	432-2759
Mr & Mrs Wm Hofmann	1717 Reckeweg Rd	432-1834
mrs Paula Huth	1741 Reckeweg	432-5025
Mr & Mrs. Arnold Sanders	1829 Reckeweg	432-2168
Mr & Mrs. Elmer Place	1312 Reckeweg Rd	432-1892
Lama T. Spice	4721 Illinois Rd.	
Rawlin T. Spice	4721 Illinois Rd	

August 10, 1970

We, the undersigned, as Property Owners and Residents, adjacent to, or near the following property, do hereby remonstrate against the rezoning of the North 317.1 feet of Lot 10 in Edsall's Subdivision of Lagro Reserve located at the southeast corner of Illinois and Rockeweg Roads.

This property is located entirely within residential family dwellings, and the following are reasons against rezoning of the above named property:

1. Overload of traffic in the area.
2. Lowering of residential property value.
3. Early business hours in a residential district (5 A.M. to 8 P.M.).
4. Heavy equipment and vehicles would be needed in this operation.
5. Rezoning would permit other business to follow, and would set a precedent for further rezoning to commercial business.
6. Would create traffic hazard.

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
Ray Anderson	1639 Rockeweg	432-2038
Leland S. Sander	1820 Rockeweg Rd.	432-1891
Robert Shoemaker	1707 Rockeweg RD	432-1930
James Crofton	1725 Rockeweg Rd.	432-2262
Harold M. Fanning	1817 Rockeweg RD	432-1910
Ervin F. Miller	1904 Rockeweg Rd.	432-2257
Norval W. Raney	1905 Rockeweg	432-1238
Leif Bernhardt	4534 Illinois Road	432-1142
Edward E. Dunfee	4544 Illinois Rd	432-2981
J. M. Nutt	4550 Illinois Rd	432-0262
Donato Piamente	1435 Rockeweg Rd	432-1395
C.W. Elopah	1522 Rockeweg Rd.	432-1829
Melvin S. Lund	5015 Rockeweg Rd	432-2165

Bill No. 2-70-07-17

August 10, 1970

We, the undersigned, as Property Owners and Residents, adjacent to, or near the following property, do hereby remonstrate against the rezoning of the North 317.1 feet of Lot 10 in Edsall's Subdivision of Lagro Reserve located at the southeast corner of Illinois and Reckeweg Roads.

This property is located entirely within residential family dwellings, and the following are reasons against rezoning of the above named property:

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3. Early business hours in a residential district (5 A.M. to 8 P.M.).
4. Heavy equipment and vehicles would be needed in this operation.
5. Rezoning would permit other business to follow, and would set a precedent for further rezoning to commercial business.
6. Would create traffic hazard.

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
Dixon & Dorothy Yake	1305 Reckeweg Rd	432-2198
Meredith & Shirley Estepine	1308 Reckeweg Rd	432-1159
Elmer & Phyllis Ewing	1336 Reckeweg Rd.	432-1286
Elmer & Phyllis Ewing	1406 Reckeweg Rd.	432-1286
James C. & Philomena Moll	1327 Reckeweg Rd	432-1086
James & Catherine Schibekler	4832 Illinois Rd.	432-1250
O.J. Anderson Jr.	4818 Illinois Rd	432-2265
John L. Hayatt	4906 Ill. Rd.	432-1082
Albert K. Kriesen	4916 Ill. Rd	432-1300
Jim & Carol Papson	5011 ILL Rd.	432-2158
Harold & Betty Moyer	5005 Illinois Rd.	432-1253
Robert C. Thompson	1425 Reckeweg Rd.	
Shelly R. Taylor	1515 Reckeweg Rd	



Common Council-City of Ft. Wayne  
(Governmental Unit)

Allen County, Ind.

To.....NEWS-SENTINEL.....Dr.

FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set)  
— number of equivalent lines

Head	number of lines	—
Body	number of lines	<u>72</u>
Tail	number of lines	<u>1</u>
Total number of lines in notice		<u>73</u>

## COMPUTATION OF CHARGES

73	lines,.....columns wide equals.....equivalent lines at.....	<u>288¢</u>	21.02
cents per line			

Additional charge for notices containing rule or tabular work (50 per cent of above amount)			
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Charge for extra proofs of publication (50 cents for each proof in excess of two)			
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TOTAL AMOUNT OF CLAIM				21.02
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## DATA FOR COMPUTING COST

Width of single column 11 ems	Size of type.....	<u>5 1/2</u> .....point
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Number of insertions.....	2	Size of quad upon which type is cast.....	<u>5 1/2</u> .....
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Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*A. M. Hostman*

November 30, 1970

Date..... Notice is hereby given that on the 10th day of November, 1970, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map ordinance, to-wit:

Bill No. Z-70-07-17

ZONING MAP ORDINANCE

NO. Z-127-70

AN ORDINANCE amending the City of Fort Wayne Zoning Map Nos. GG-1 and GG-3.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B-1-A District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereto; and the symbols on the City of Fort Wayne Zoning Map Nos. GG-1 and GG-3 referred to therein, established by Section 9, Article III, of said Chapter as amended, are hereby changed accordingly, to-wit:

The North 317.1 feet, except highway of Lot Number 10, Edsall's Subdivision, LaGrove Reserve, Wayne Township, Allen County, Indiana.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

EDWIN, J. ROUSSEAU, Councilman.

Read the third time in full and on motion by Dunifon, seconded by Adams and duly adopted, placed on its passage. Passed by the following vote:

Ayes: nine.

Adams, Dunifon, Fay, Geake, Nuckles, Robinson, Rousseau, Stelzerwald, Tipton.

Nays: none.

FUAD G. BONAHOOM, City Clerk.

Date: 11-10-70.

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-126-70, on the 10th day of November, 1970.

HERBERT G. TIPTON, Presiding Officer

ATTEST:

FUAD G. BONAHOOM, City Clerk.

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of November, 1970 at the hour of 8:30 o'clock A. M., E.S.T.

FUAD G. BONAHOOM, City Clerk.

Approved and signed by me this 12th day of November, 1970, at the hour of 1:30 o'clock P.M., E.S.T.

HAROLD S. ZEIS, Mayor.

I, Fuad G. Bonahoom, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-126-70 passed by the Common Council on the 10th day of November, 1970, and that said Ordinance was duly signed, and approved by the Mayor on the 12th day of November, 1970 and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 16th day of November, 1970.

FUAD G. BONAHOOM, City Clerk.

11-20-27.

Title..... Clerk

## PUBLISHER'S AFFIDAVIT

State of Indiana } ss:  
ALLEN County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned..... A. M. Hostman..... who, being duly sworn, says that She is..... Clerk..... of the

NEWS-SENTINEL

a..... DAILY..... newspaper of general circulation printed and published in the English language in the city { of..... FORT WAYNE, INDIANA.....

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for..... 2..... time....., the dates of publication being as follows:

November 20, 1970

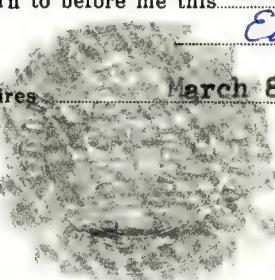
November 27, 1970

*A. M. Hostman*  
30th November 1970  
Subscribed and sworn to before me this 30th day of November 1970

*Edith Stapleton*  
Notary Public

My commission expires.....

March 8, 1974



Common Council-City of Ft. Wayne  
(Governmental Unit)

Allen County, Ind.

To..... JOURNAL-GAZETTE Dr.

FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

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Head	number of lines	_____
Body	number of lines	72
Tail	number of lines	1
Total number of lines in notice		73

## COMPUTATION OF CHARGES

73 lines, columns wide equals..... equivalent lines at.. 288¢ ..... \$ 21.02  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

**TOTAL AMOUNT OF CLAIM** \$ 21.02

## DATA FOR COMPUTING COST

Width of single column 11 ems Size of type 5½ point

Number of insertions 2 Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Arvilla De Wald*

Date November 30, 1970

Title CLERK

## Legal Notices

Notice is hereby given that on the 10th day of November, 1970, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map ordinance, to-wit:

Bill No. Z-70-07-17

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EDWIN, J. ROUSSEAU, Councilman.

Read the third time in full and on motion by Dunifon, seconded by Adams and duly adopted, placed on its passage. Passed by the following vote:

Ayes: nine.

Adams, Dunifon, Fay, Gedke, Nuckles, Robinson, Rousseau, Stelzerwald, Tipton.

Nays: none.

FUAD G. BONAHOOM, City Clerk.

Date: 11-10-70.

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-126-70 on the 10th day of November, 1970.

HERBERT G. TIPTON, Presiding Officer

ATTEST:

FUAD G. BONAHOOM, City Clerk.

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of November, 1970 at the hour of 8:30 o'clock A.M., E.S.T.

FUAD G. BONAHOOM, City Clerk.

Approved and signed by me this 12th day of November, 1970, at the hour of 1:30 o'clock P.M., E.S.T.

HAROLD S. ZEIS, Mayor.

I, Fuad G. Bonaboom, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-126-70 passed by the Common Council on the 10th day of November, 1970, and that said Ordinance was duly signed, and approved by the Mayor on the 12th day of November, 1970 and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 16th day of November, 1970.

FUAD G. BONAHOOM, City Clerk.

11-20-27.

## PUBLISHER'S AFFIDAVIT

State of Indiana } ss:  
ALLEN County }

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DE WALD who, being duly sworn, says that she is CLERK

JOURNAL-GAZETTE  
a. DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time s, the dates of publication being as follows:

November 20, 1970

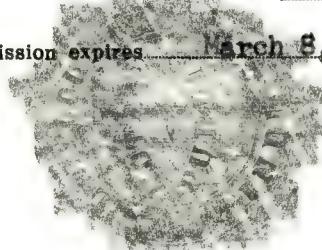
November 27, 1970

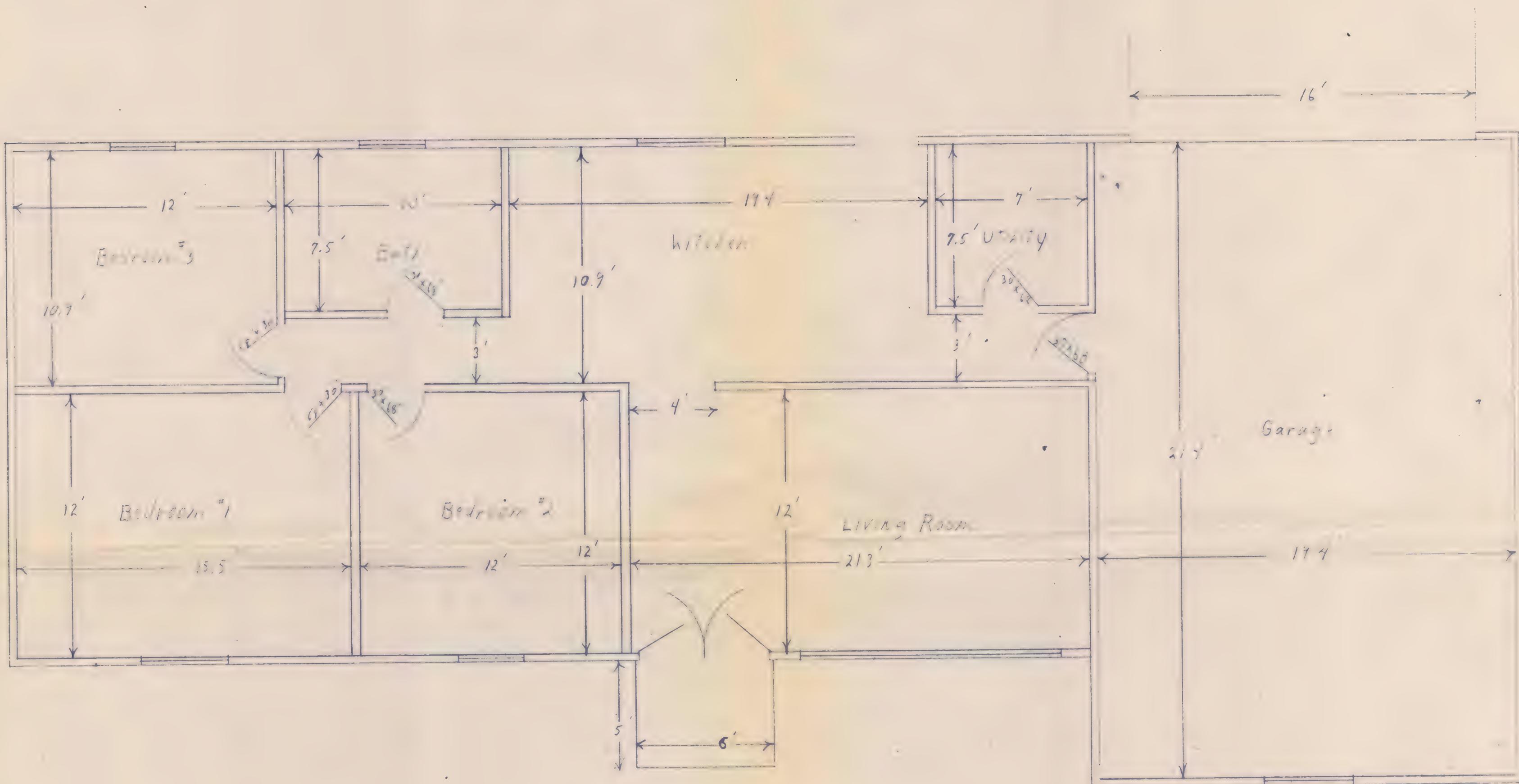
*Arvilla De Wald*

Subscribed and sworn to before me this 30th day of November 19 70

*Edith Stapleton*  
Notary Public

My commission expires March 8, 1974

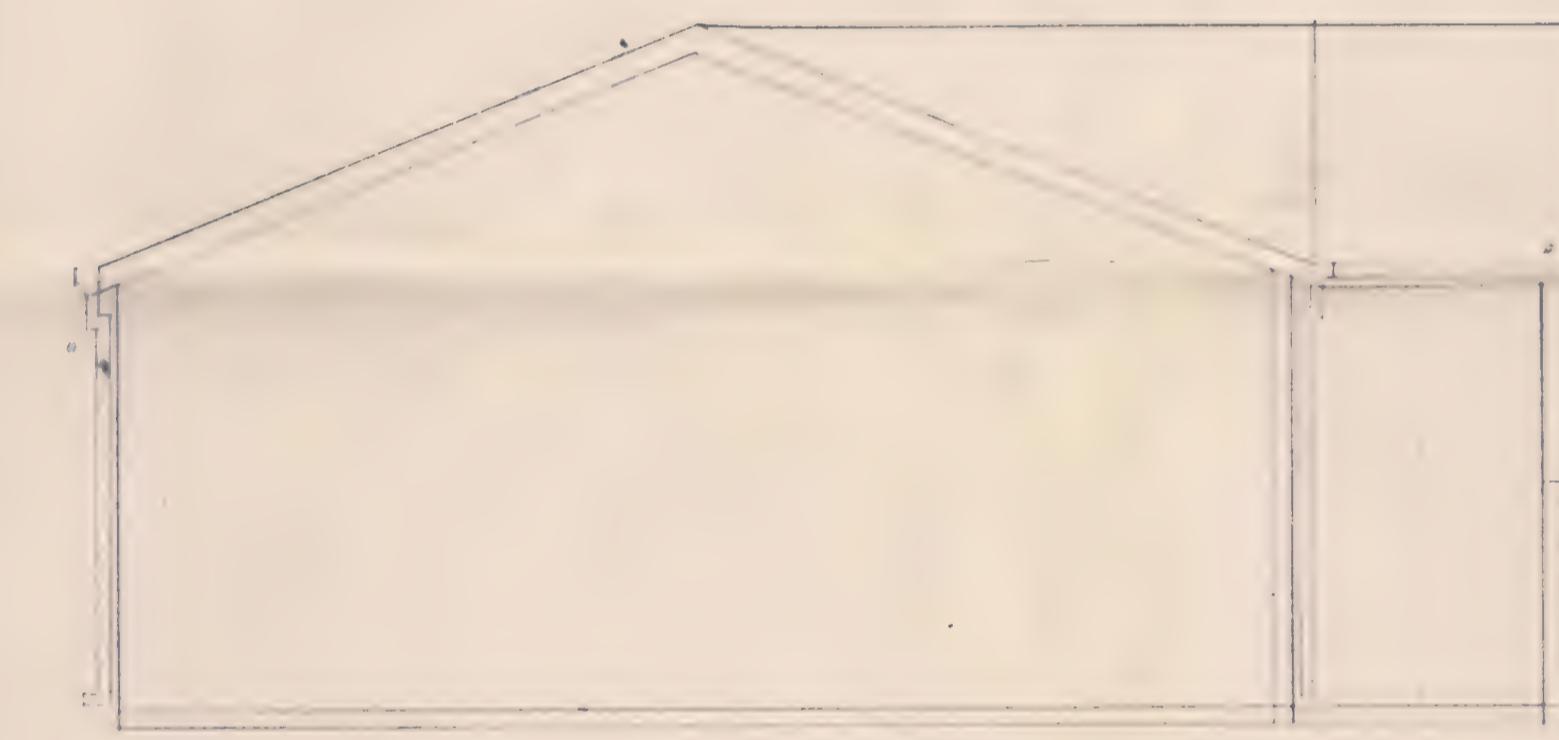




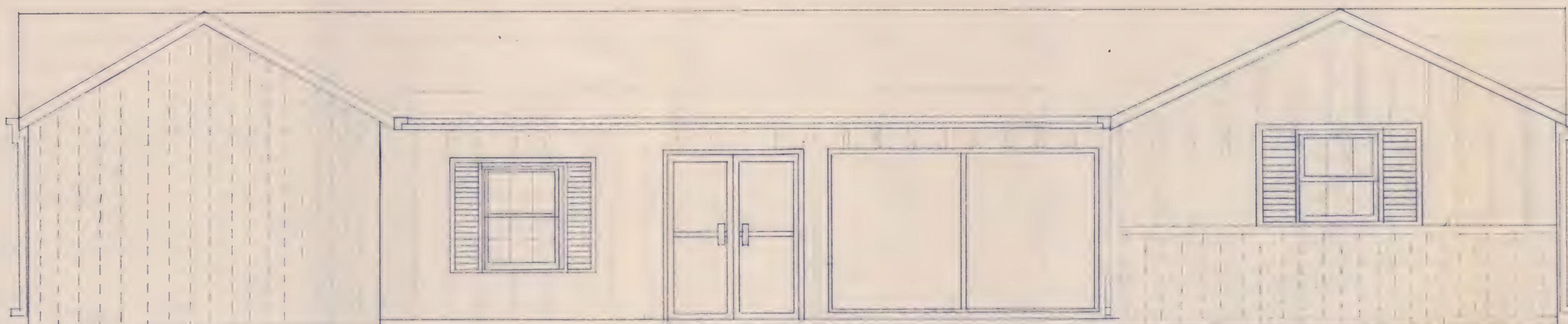
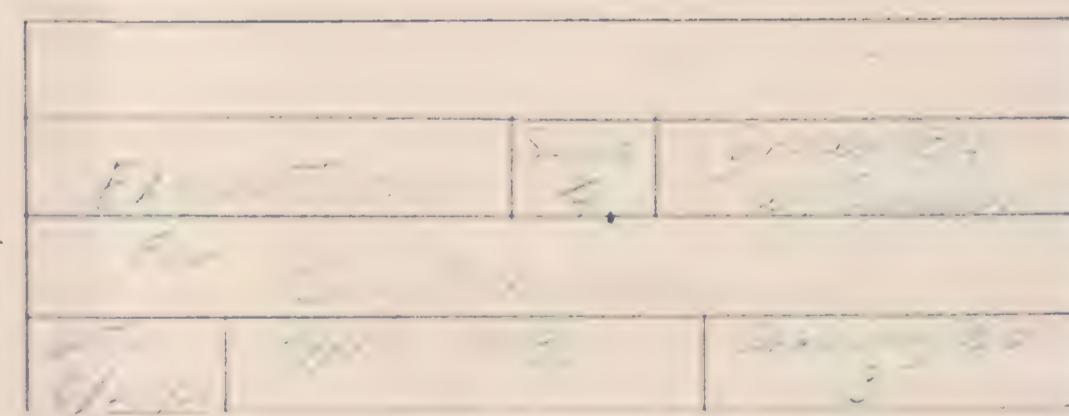
Floor Plan	Scale	Drawn by
For Clayton Adams	1/4	T. A. - 2022
Date	Approved By	Drawing No.
6/15/22		1



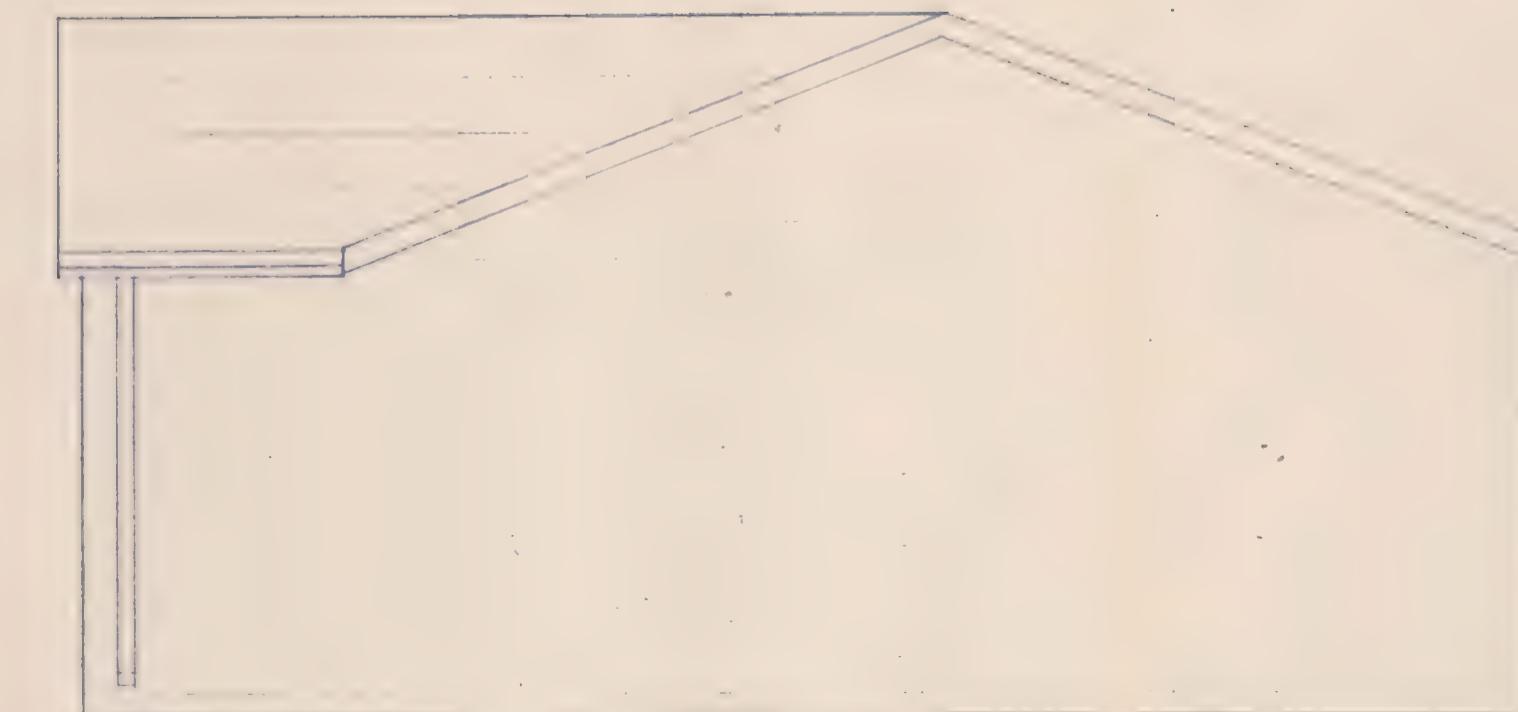
Rear Elevation



Left Elevation

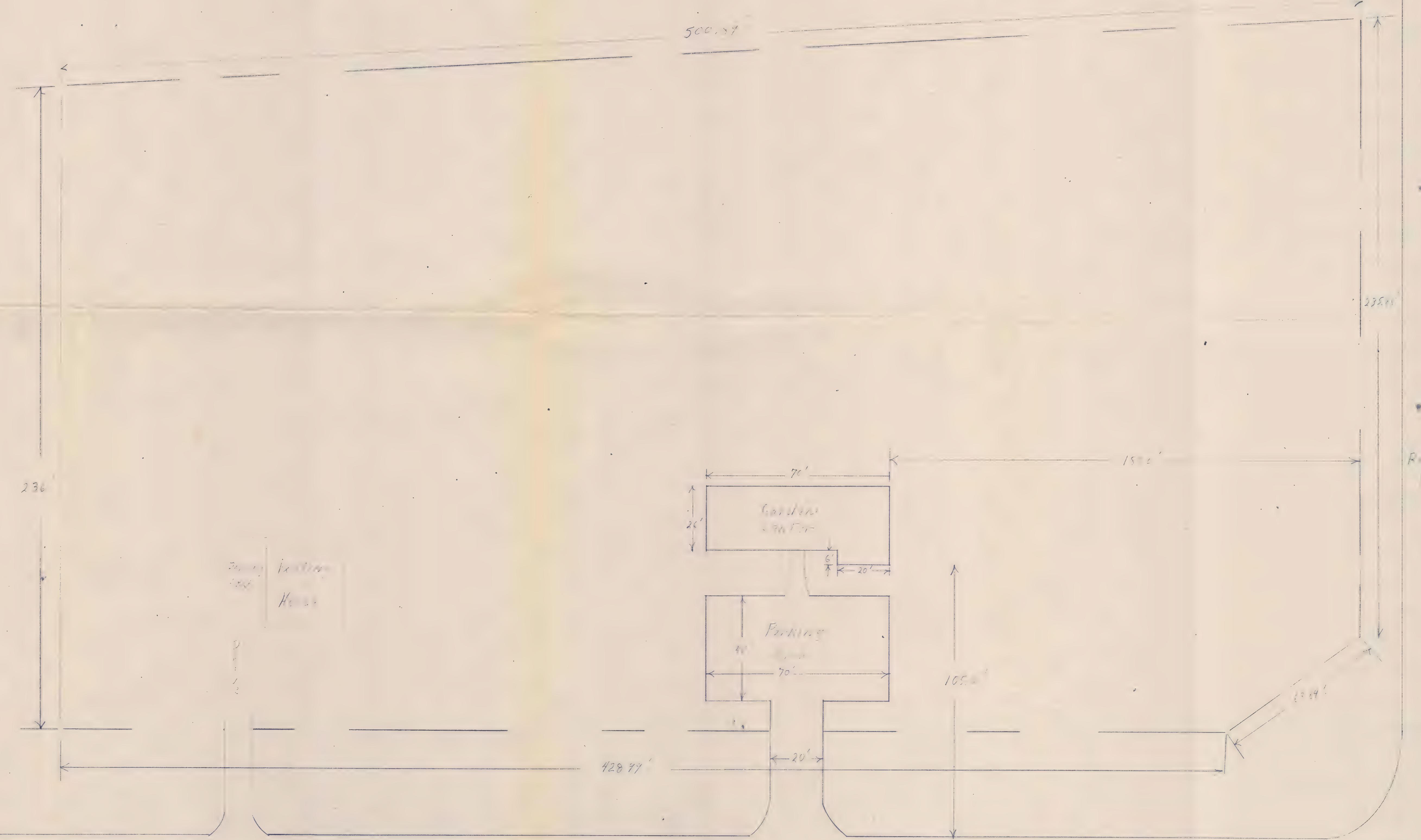


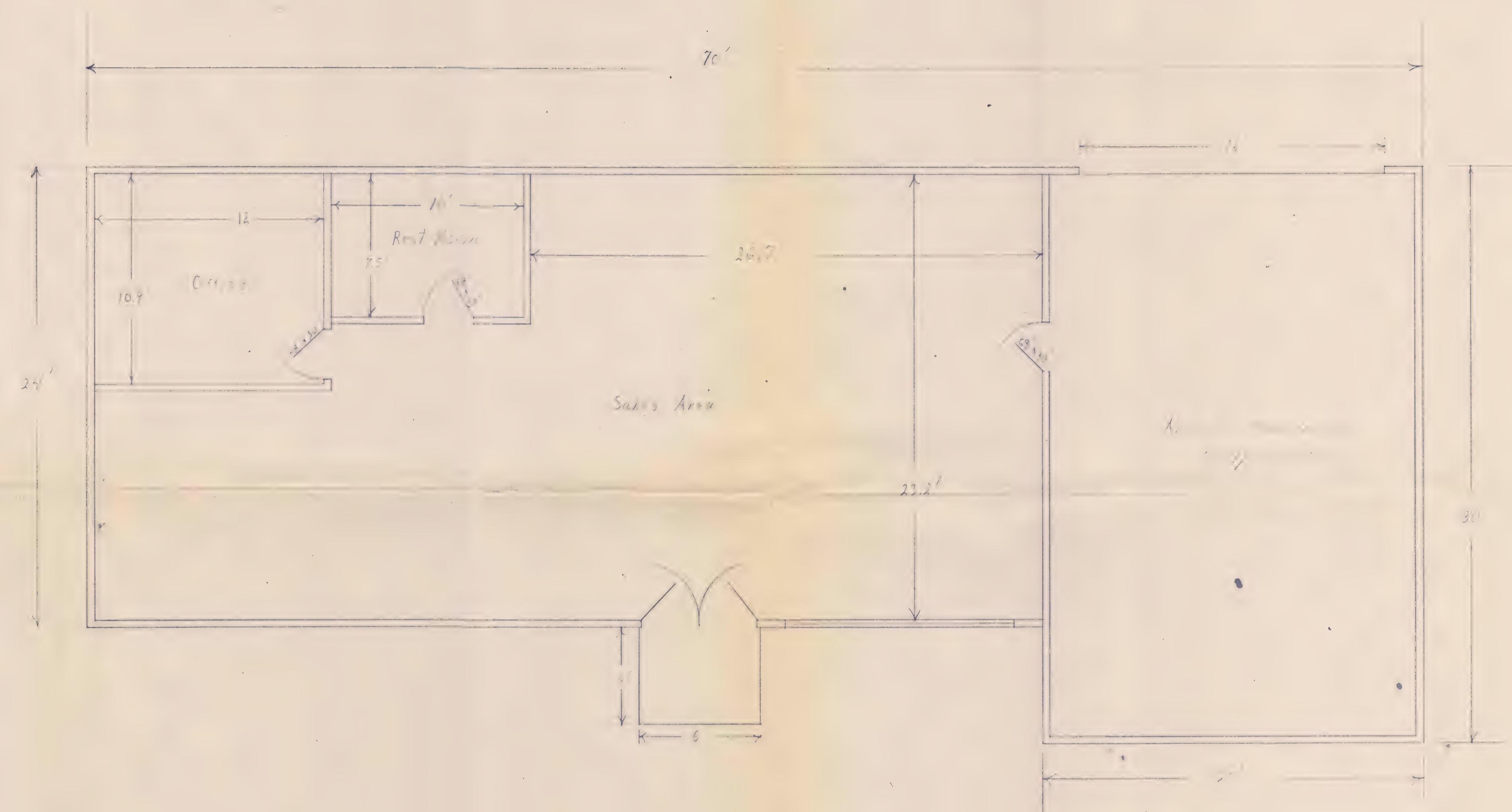
Front Elevation



Right Elevation

PLOT Plan	scale 1:200	Drawn By
For Clayton Adams		T. L. Sizak
Date 6/26/76	Approved By	Drawing No. 4

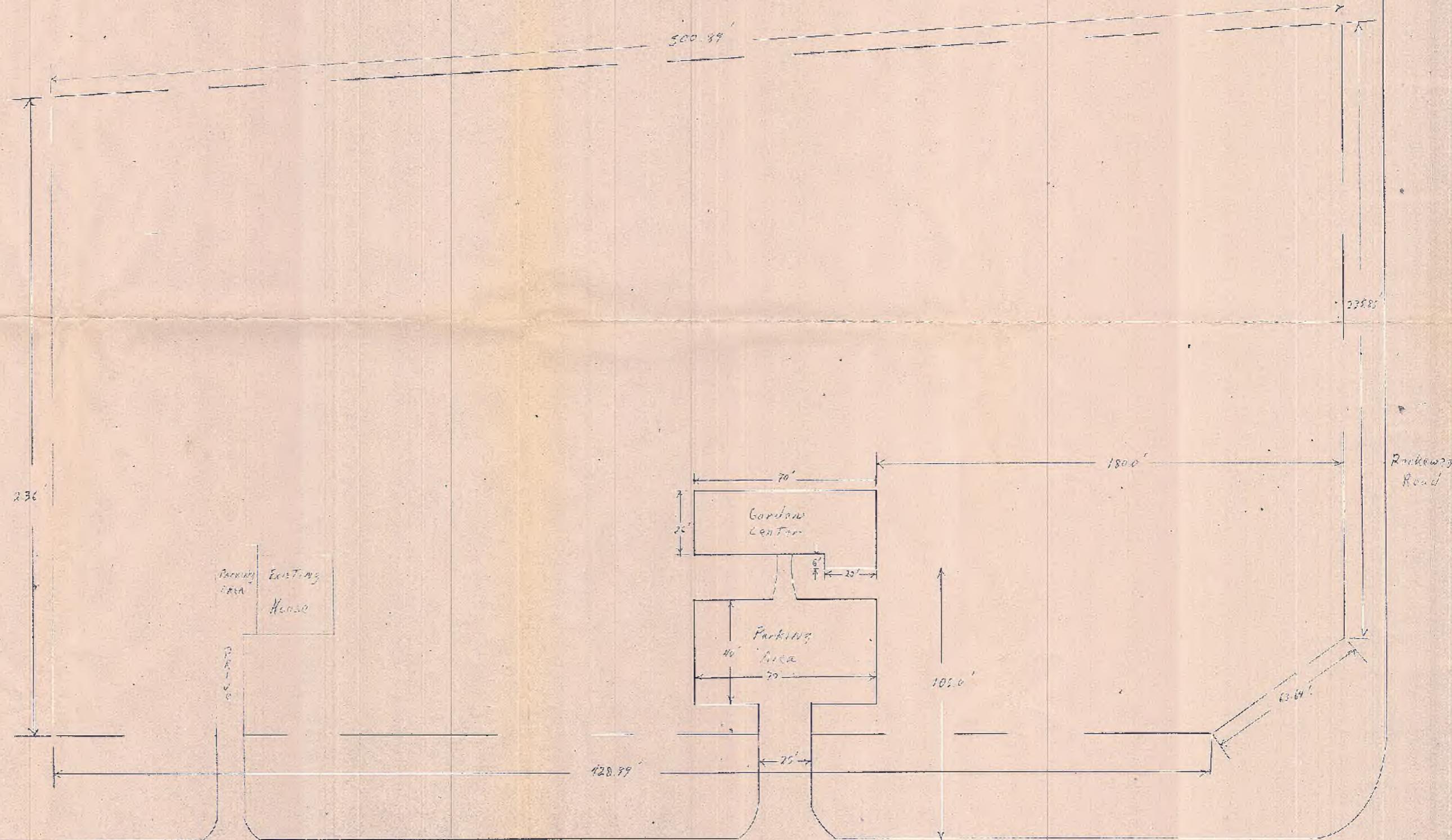


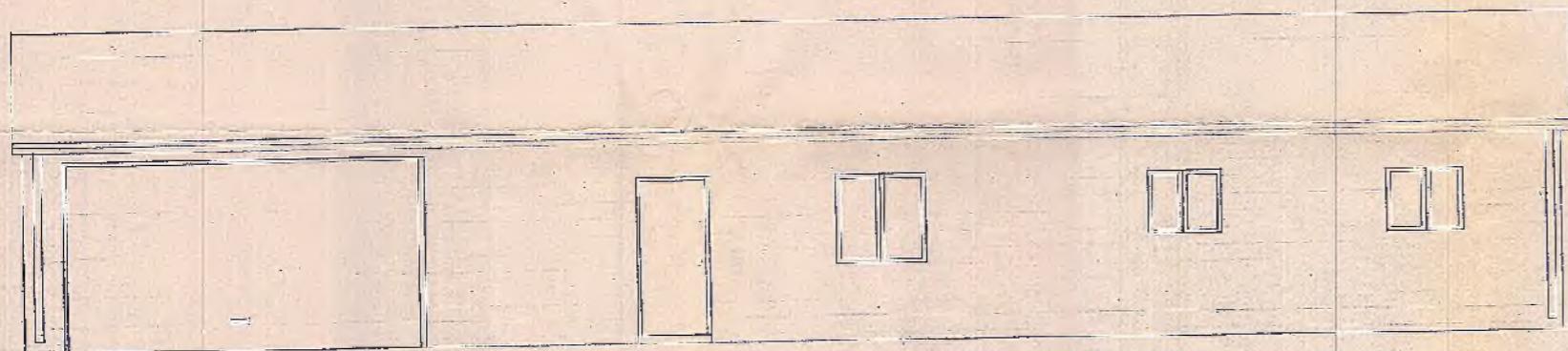


Proj. Plan	5-10	Drawn by
	7	T. W. Smith
For Clayton Adams		
10' x 12'	26' x 22'	Building No.
6' x 8'	10' x 14'	6370

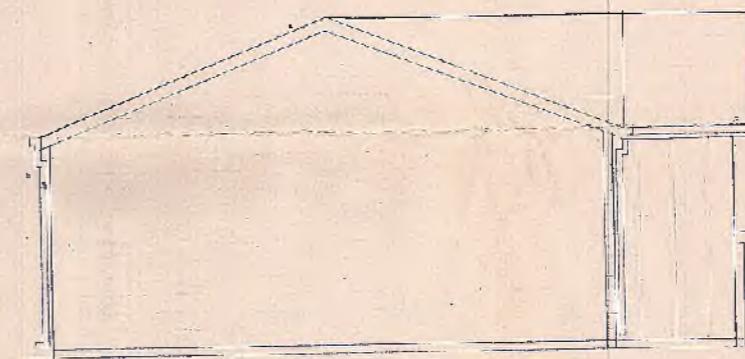
Plot Plan	Scale 1/2 in = 100 ft	Drawn By
		T. W. Sunk
For	CHAYTON ADAMS	
Date	REPRODUCED BY	DRAWING NO

6/26/70 4

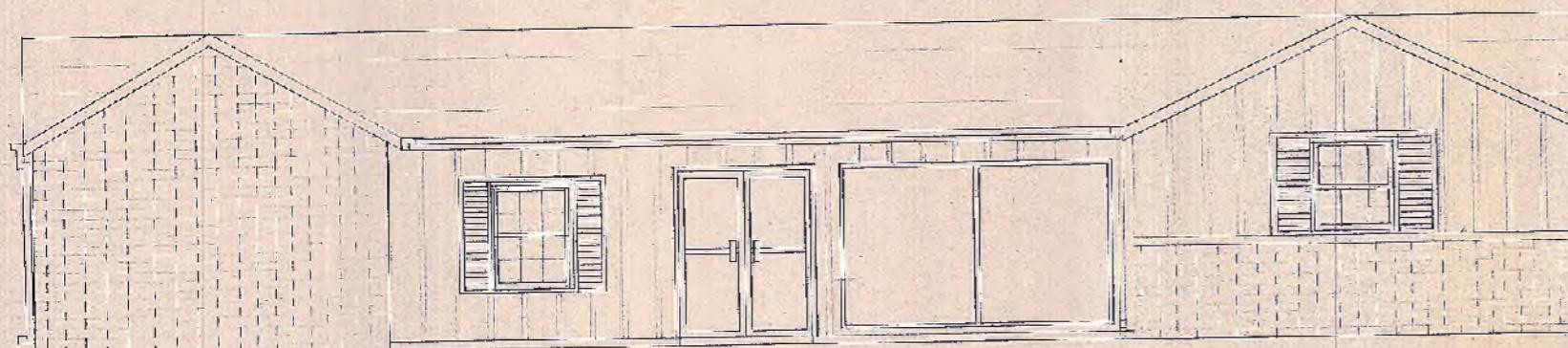




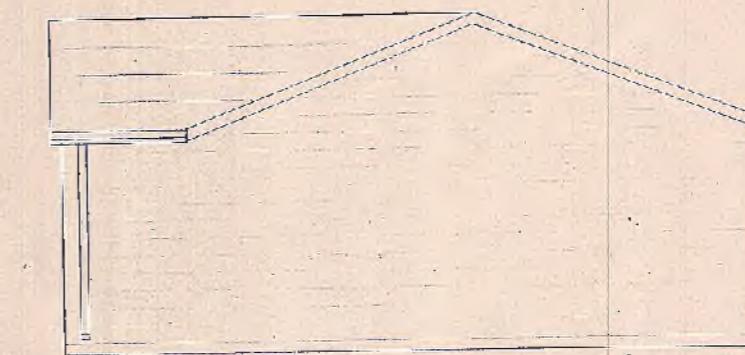
Rear Elevation



Left Elevation

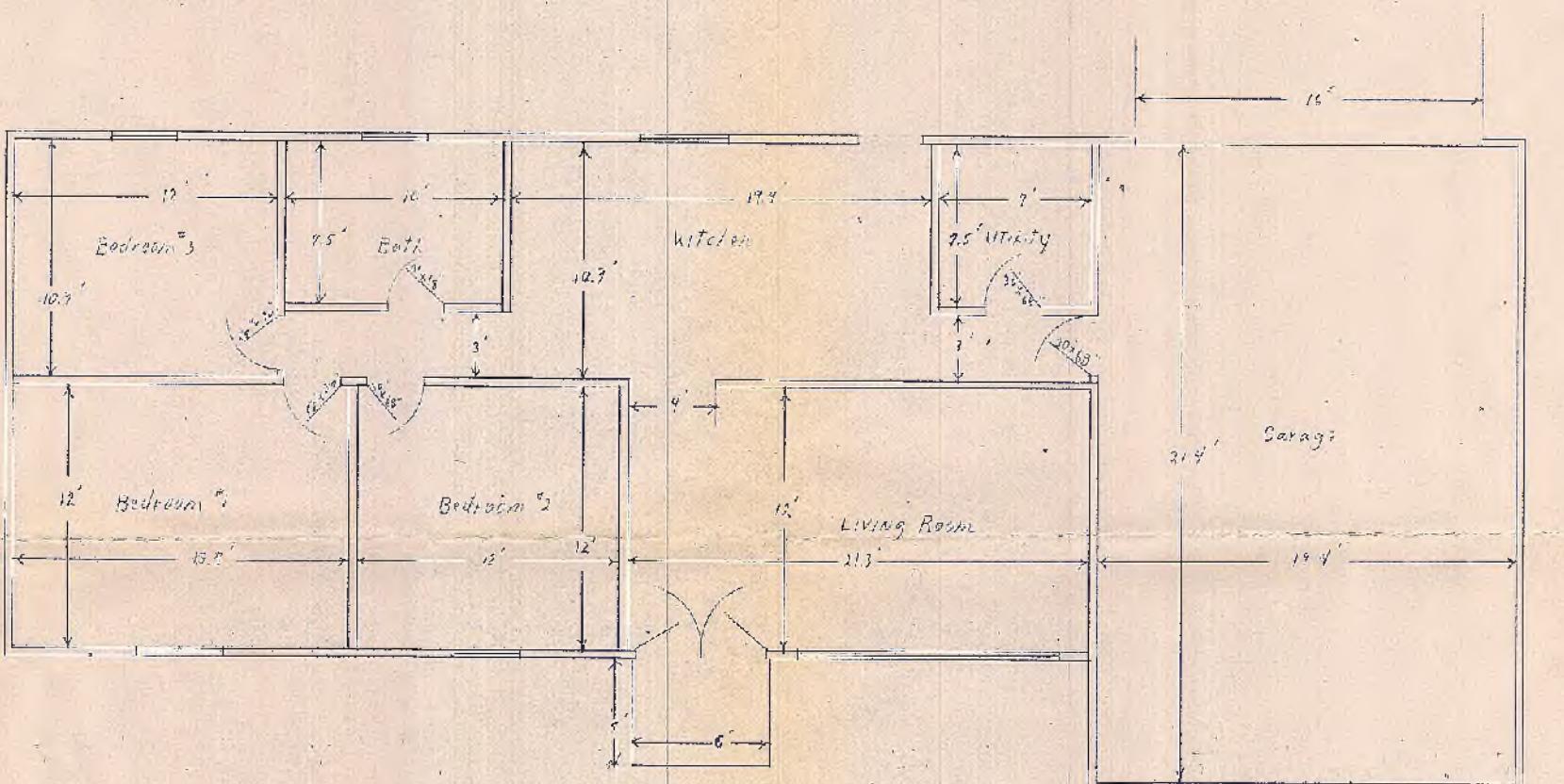


Front Elevation

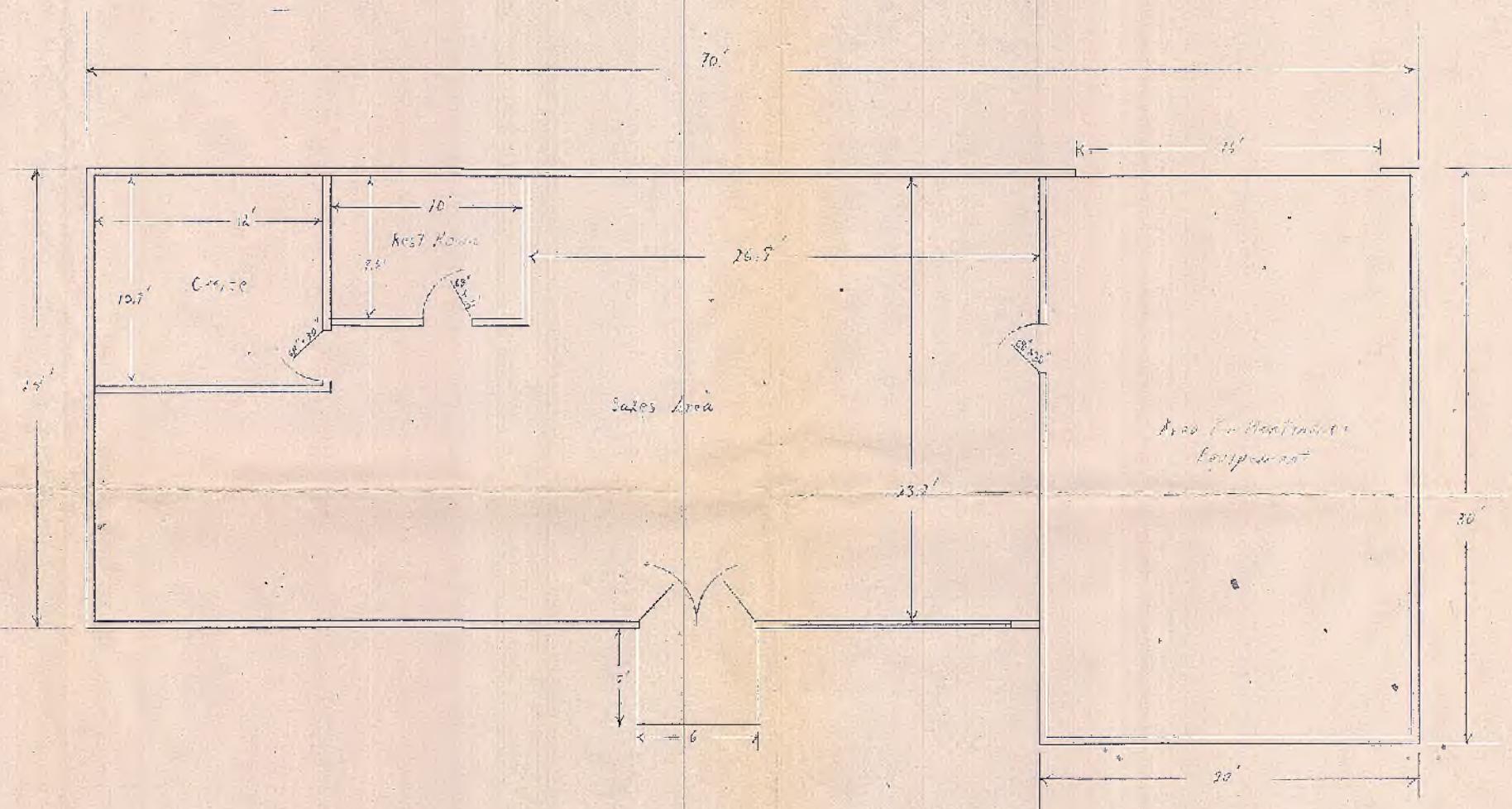


Right Elevation

Elevation	Size	Drawn by
Elevation A	16' x 30'	John Adams
Front	16' x 30'	Drawn by
Right	16' x 30'	John Adams



Floor Plan		Scale	Bureau By
		1/2	T. W. Swank
For Clayton Home			
Date	Approved By	Drawing No.	
6/13/70		1	



Phone Plan	Save by	Document No. F. B. I. Search
For Clayton Adams		
Rev'd 6/2/20	Approved By	Document No. 2